

130.A

0003

0402.0

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTON

APPRaised:

Total Card / Total Parcel

268,500 / 268,500

USE VALUE:

268,500 / 268,500

ASSESSED:

268,500 / 268,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
125		PLEASANT ST, ARLINGTON

OWNERSHIP	Unit #:	402
Owner 1: CHAUDHARY HIJAB/ TRUSTEE		
Owner 2: 5 HASKELL STREET REALTY TRUST		
Owner 3:		
Street 1: 60 HOLWORTHY ST		
Street 2:		
Twn/City: CAMBRIDGE		
St/Prov: MA	Cntry:	Own Occ: N
Postal: 02138	Type:	

PREVIOUS OWNER

Owner 1: YOUNG JUDITH ENG -	
Owner 2: -	
Street 1: 125 PLEASANT ST #402	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1948, having primarily Brick Exterior and 524 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 2 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6036																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	268,500			268,500			
Total Card		0.000	268,500			268,500	Entered Lot Size		
Total Parcel		0.000	268,500			268,500	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card: 512.40	/Parcel: 512.4		Land Unit Type:		

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	102	FV	260,900	0	.	.	260,900	260,900 Year End Roll
2019	102	FV	257,900	0	.	.	257,900	257,900 Year End Roll
2018	102	FV	213,400	0	.	.	213,400	213,400 Year End Roll
2017	102	FV	198,500	0	.	.	198,500	198,500 Year End Roll
2016	102	FV	198,500	0	.	.	198,500	198,500 Year End
2015	102	FV	175,500	0	.	.	175,500	175,500 Year End Roll
2014	102	FV	155,200	0	.	.	155,200	155,200 Year End Roll
2013	102	FV	155,200	0	.	.	155,200	155,200

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YOUNG JUDITH EN	71664-548	2	9/26/2018		270,000	No	No		
	18384-62		7/1/1987		89,900	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2019	SQ Returned	JO	Jenny O
12/7/2018	Mail Update	MM	Mary M
10/12/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA /



USER DEFINED

Prior Id # 1:	130922
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	00:32:22
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 7 - Condo Garden				Full Bath: 1	Rating: Average			Building Number 1.														
Sty Ht: 1 - 1 Story				A Bath:	Rating:																	
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																	
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																	
Frame: 2 - Steel				1/2 Bath: 0	Rating: Average																	
Prime Wall: 7 - Brick				A HBth:	Rating:																	
Sec Wall:		%		OthrFix:	Rating:																	
Roof Struct: 4 - Flat				OTHER FEATURES																		
Roof Cover: 11 - Membrane				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1														
Color: BRICK				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O														
View / Desir: N - NONE				Fapl: 0	Rating: Average			Other														
GENERAL INFORMATION				WSFlue:	Rating:			Upper														
Grade: C - Average				CONDOS INFORMATION								Lvl 2										
Year Blt: 1948	Eff Yr Blt:			Location:				Lvl 1														
Alt LUC:		Alt %:		Total Units:				Lower														
Jurisdct:		Fact:	.	Floor: 4 - 4th Floor																		
Const Mod:				% Own: 4.578999996																		
Lump Sum Adj:				Name: 21 - 6036																		
INTERIOR INFORMATION				DEPRECIATION								REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: AV - Average	30.	%		No Unit	RMS	BRS	FL											
Prim Int Wall: 2 - Plaster				Functional:		%		1	2	1	0											
Sec Int Wall:		%		Economic:		%																
Partition: T - Typical				Special:		%																
Prim Floors: 4 - Carpet				Override:		%																
Sec Floors:		%		Total:	30.6	%																
Bsmnt Flr:				CALC SUMMARY								COMPARABLE SALES										
Subfloor:				Basic \$ / SQ: 320.00				Rate	Parcel ID	Typ	Date	Sale Price										
Bsmnt Gar:				Size Adj.: 1.64503813																		
Electric: 3 - Typical				Const Adj.: 1.06007576																		
Insulation: 2 - Typical				Adj \$ / SQ: 558.037																		
Int vs Ext: S				Other Features: 30000																		
Heat Fuel: 1 - Oil				Grade Factor: 1.00																		
Heat Type: 3 - Forced H/W				NBHD Inf: 1.20000005																		
# Heat Sys: 1				NBHD Mod:																		
% Heated: 100		% AC:		LUC Factor: 1.00																		
Solar HW: NO		Central Vac: NO		Adj Total: 386894																		
% Com Wall		% Sprinkled:		Depreciation: 118389				Juris. Factor:		Before Depr:	669.64											
				Deprecated Total: 268504				Special Features: 0		Val/Su Net:	512.40											
								Final Total: 268500		Val/Su SzAd:	512.40											
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val:							Net Sketched Area: 524	Total: 292,411								
Make: [] Model: [] Serial #: [] Year: [] Color: []																						
SPEC FEATURES/YARD ITEMS				PARCEL ID								IMAGE										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
130.A-0003-0402.0																AssessPro Patriot Properties, Inc						
More: N	Total Yard Items:					Total Special Features:								Total:								